



BELUGA BAY

TECHNICAL DESCRIPTION – PENTHOUSE APARTMENTS

GENERAL DESCRIPTION

The project site is located in the 13th District of Budapest, in the area bounded by Népfürdő Street – Bodor Street – Jakab József Street – Dagály Promenade (parcel number: 25872/3), physically located at 7 Bodor Street, 1138 Budapest.

The immediate surroundings of the property are characterized by an urban character, consisting of ground floor + 3-6-8 levels, mixed-use, detached or terraced perimeter development. Jakab József Street features predominantly newly developed properties. The planned building will have a flat roof design, matching its environment in both appearance and use of materials..

LOCATION, DESCRIPTION OF THE BUILDING, ACCESS TO THE BUILDING

On the ground floor, the planned building includes 5 shops with their own entrances, separate from the residential function, along with their associated parking spaces. The upper floors comprise apartments across P2, P1 basement + ground floor + 3, 6, or 8 floor levels. An indoor garage will be established on one half of the ground floor and across the two basement levels, accessible via an internal vehicular ramp within the building.

Vehicle traffic around the building is possible from Népfürdő Street and Bodor Street. The entrance to the ground-floor parking opens from Népfürdő Street. The ground-floor parking spaces, open to public traffic, serve the shops, while the parking spaces and storage units belonging to the apartments are located on the two basement levels.

The building is accessible on foot from both Dagály Promenade and Bodor Street; however, only pedestrian and bicycle traffic is permitted on the Dagály Promenade side. The staircases are interconnected within the building.

DESCRIPTION OF THE BUILDING AND ITS FUNCTIONS

The building consists of 3 staircases and 2+2+1 elevators, divided into building sections A, B, and C. Building Section A is located next to Népfürdő Street, with P2, P1, ground floor + 8 floors. Building Section B is situated towards Jakab József Street, with P2, P1, ground floor + 6 floors. Building Section C is located between building blocks A and B, oriented towards Bodor Street, with P2, P1, ground floor + 3 floors. The main pedestrian entrances for Building Sections A and B are accessible from Dagály Promenade, while Building Section C is accessible from Bodor Street.

On the upper floors (1st–8th floors), a total of 314 apartments will be developed, distributed upwards as 57, 61, 61, 47, 44, 39, 7, and 8 units per floor. The upper-floor apartments include



balconies or terraces, oriented partly towards the streets and partly towards the inner courtyard. Penthouse levels will be developed on the two uppermost floors of Staircase A.

As an exceptional feature in the vicinity, a SPA and wellness area will be established on the 1st floor facing the inner courtyard, serving exclusively the comfort of the building's residents.

DESCRIPTION OF PARKING AND STORAGE

For the residents, there are a total of 318 parking spaces located on two levels (P2-P1), with 160 and 158 spaces respectively. These are available in three sizes: reduced, standard, and premium. The option for electric vehicle charging is provided and can be requested following a personal consultation for an additional fee beyond the purchase price. Parking spaces on the ground floor are open to the public and are not for sale to residents. The general headroom in the traffic and parking areas is at least 220 cm or higher. The following spaces have different headroom specifications:

Min. 200 cm headroom: P2-045, P2-044, P2-051, P2-050, P2-118, P2-117, P2-124, P2-123

Min. 210 cm headroom: P1-122, P1-121, P1-116, P1-115, P1-051, P1-050, P1-043, P1-042

Storage options are also provided from the P2 to the 6th floor in the form of 156 units of various sizes (distributed as 68, 61, 3, 4, 4, 4, 4, 4, 4). The storage rooms will have cold flooring (tiles). The headroom in storage units varies, and in some cases, mechanical or ventilation pipes may pass through them.

WASTE STORAGE

Collection of communal and selective household waste for the planned apartments takes place in waste storage rooms located on the P1 basement level next to staircases "A" and "B". Shops on the ground floor have their own daily waste storage rooms, from which waste is transported to the waste storage room next to the freight elevator. The shared waste storage rooms on the basement and ground floors have washable, non-slip flooring. These rooms are designed with a wall-mounted sink and floor drain for water access and cleaning. Ventilation is provided mechanically, vented above the roof. Natural ventilation is also possible in the ground-floor waste storage through an operable window on the southern facade.

BUILDING STRUCTURES AND MATERIALS

FOUNDATIONS

A watertight mat foundation will be constructed under the building, from which the ascending frame structure will be anchored. Wall structures and pillars sit on this watertight mat foundation. A reinforced concrete diaphragm wall will be built around the basement block to ensure proper waterproofing. The rough, wet surface of the diaphragm wall is separated from the parking and storage areas by a lining wall.



SUPPORTING STRUCTURES

The load-bearing elements of the ascending structures are 25-30 cm thick monolithic reinforced concrete walls, while from the 3rd floor up, they consist of 20 cm thick prefabricated reinforced concrete walls and a monolithic reinforced concrete pillar frame. Prefabricated "packet walls" serve as the external envelope, and the same structure is used for partitions between apartments and corridors, meeting enhanced soundproofing requirements where necessary. On the 7th-8th floors, infill walls are made of 25 cm thick Xella Silka HM 250 or technically equivalent masonry.

The building is braced by reinforced concrete wall structures on each level according to the structural plans. Slabs are 25 cm thick monolithic reinforced concrete or prefabricated reinforced concrete crust panels with monolithic beams. Built-in shutter boxes with plasterable front panels are installed above external doors and windows, while lintels are prepared above windows in internal masonry walls. Balconies are built with prefabricated reinforced concrete structures with thermal insulation around the slabs to ensure proper thermal performance for the apartments.

The roof slab is a prefabricated reinforced concrete crust panel, similar to the intermediate slabs, designed as extensive and intensive green roofs. The flat roof is covered with a PVC waterproofing membrane, weighted by the green roof layers. Intensive green roofs are constructed up to the 6th-floor roof slab. Rainwater from the green roofs is managed via internal drainage.

VERTICAL CIRCULATION

The building features three staircases, all made of prefabricated reinforced concrete with appropriate acoustic expansion joints. Barrier-free access is ensured by elevators in all three staircases. Sections A and B are equipped with 2 elevators each, while staircase C is served by 1 elevator. Every elevator travels between the lowest and highest levels of its respective building section.

INFILL AND PARTITION WALLS

Internal partition walls are made of 10 cm thick cellular concrete. Areas with higher acoustic requirements feature 25 or 10 cm thick SILKA sound-insulating brick walls or technically equivalent materials.

THERMAL INSULATION

The facade walls receive 15 cm thick thermal insulation. The plinth area (at least 30 cm above ground level) is insulated with AUSTROTHERM XPS TOP P GK or equivalent. To prevent impact noise, 5 cm of ÖKOCELL CSEND lightweight concrete sound insulation is used as a floating layer in intermediate slabs. The roof slab features 14-32 cm of wedge-cut Barchl PIR insulation. Mineral wool insulation is used where required by fire safety regulations. Vapor sealing under the insulation is provided by one layer of bituminous sheet. All listed insulation products may be replaced with technically equivalent materials.



DOORS AND WINDOWS

Apartments on the penthouse levels (Staircase A, 7th-8th floors) feature aluminum windows with triple glazing, warm-edge spacers, and center seals, finished in RAL 7039 Quarzgrau on both sides. All windows in the apartments are floor-to-ceiling without parapets; lift-and-slide doors are installed in the living rooms and certain bedrooms according to the architectural plans.

Built-in shutter boxes are installed above the facade windows. The apartments include a uniform system of aluminum shutters in RAL 7039 color (matching the external window color) and pleated mosquito nets. Apartment entrance doors opening from internal corridors are high-security, multi-point locking doors with metal cladding and MABISZ certification, with a minimum fire resistance of EI30.

Internal doors on the 7th floor are 75/235 cm, 90/235 cm, and 100/235 cm, while on the 8th floor they are 75/240 cm, 90/240 cm, and 100/240 cm. The door leaves have solid cores and are finished with white CPL or optional PP foil.

RAILINGS

The facade features modern, line-fixed glass railings with bottom rail support made of double-layer laminated safety glass. Filigree steel railings with an aesthetic finish are installed in the staircases.

WATERPROOFING

Waterproofing against precipitation is provided by PVC covering on slab structures, roofs, and cornices. The slab above the P1 basement level uses bituminous waterproofing. Groundwater protection is provided by the watertight concrete mat foundation. A waterproofing membrane is placed under the staircase and elevator blocks before the foundation reinforcement. Soil moisture protection for the superstructure is formed by one layer of bituminous insulation. Balconies, flat roofs, and terraces receive one layer of 2 mm thick PVC insulation. Wet rooms have liquid-applied waterproofing under the tiles, extended up the walls to the height required by standards.

FINISHES

The facade is typically finished with noble plaster, while perforated steel plate cladding appears on the ground-floor section. Decorative glued cladding is used on certain parts of the building. Balcony slabs are finished with a "dryvit" surface on the bottom and sides, while the walking surface is uniform WPC. Balcony dividers are at least 2.20 m high to prevent overlooking and crossing.

Internal walls and ceilings are painted with dispersion paint after smoothing. Communal area finishes are uniform throughout the house based on interior design plans.



SHADING DEVICES

The purchase price includes built-in motorized shutters integrated into the smart home system. These can be controlled via the display in the living room or remotely via a mobile app with internet access.

BUILDING SERVICES (MECHANICAL)

The mixed-use building includes 314 apartments and 5 shops, with a garage located on one half of the ground floor and two basement levels. The mechanical room serving the building is situated on the P2 basement level, while the heat pumps providing the energy supply are located on the 7th-floor roof. Noise reduction for the equipment is managed with sound-insulating walls featuring aluminum frames and aluminum slats (e.g., Syba Acoustic 150S or technically equivalent).

The outdoor and indoor units are connected via a vertical pipe network through a central mechanical shaft independent of the apartments; this network includes all fittings necessary for drainage, maintenance, and uninterrupted operation.

A two-pipe mechanical system is implemented, allowing the house to operate in either heating or cooling mode. Domestic hot water production is continuously ensured. The prepared hot water is accumulated in insulated storage tanks. The volume of hot water produced is sufficient to meet the needs of the entire building even during prolonged cold weather. The domestic hot water network is built with a circulation system operated by a circulation pump located in the mechanical room.

HEATING-COOLING SYSTEM

During the design of the building, significant attention was paid to environmental protection and the efficient utilization of renewable energy sources; therefore, a heat pump is installed to satisfy the heating and domestic hot water needs of the residential building.

Active concrete ceiling heating and cooling is installed on the residential floors of the building. Floor heating is provided in the living rooms and wet rooms, and bathroom heating is supplemented with electric towel radiator rails. During the heating season, the floor heating serves as the primary heat emission system. In the cooling season, the automatic control system excludes the floor heating, so the circuits built into the floor perform heating functions exclusively.

From the user side, the system can be regulated via the controller belonging to the smart home system. We provide the possibility for room-by-room regulation for every apartment. The thermostats are pre-programmable, and their control is accessible remotely via internet access. The thermostats are equipped with factory-installed dew point sensors; consequently, depending on the humidity and internal temperature, the thermostats can disable the cooling of rooms to prevent condensation on the ceiling.



A mixed cooling circuit is established in the apartments' cooling system. The system first warms the cold water arriving from the mechanical room to the appropriate temperature using a mixing valve before it enters the heating-cooling pipes. This design allows for the optimization of system operation under more extreme conditions (e.g., heatwaves, high humidity, etc.), taking into account the specific characteristics of each apartment. Thus, the regulation and optimization of cooling are ensured individually for each apartment.

An additional multi-split air conditioning system is installed in the living room and every bedroom, allowing user needs to be met within a shorter period or under more extreme external temperatures. When the multi-split system is in operation, the automatic control excludes the ceiling heating-cooling system and floor heating; when the multi-split system is turned off, the surface heating-cooling automatically switches back on.

Due to the ceiling heating-cooling system, pipes run throughout the entire ceiling of the apartment except for the wet rooms; therefore, in the case of drilling or fixing into the ceiling, the rules according to the user manual must be followed, and the use of a thermal imaging camera is required!

To ensure accurate individual accounting for each apartment, dedicated cold/hot water and heat energy meters are installed. The meters are placed in separate cabinets in the internal corridors. The meters can be read and summarized digitally, ensuring simple and fast data collection.

PLANNED HEAT EMITTERS:

Heated floors are installed in the living room and wet rooms according to the Customer Coordination plans of the apartments.

Heated and cooled ceilings are implemented in the bedrooms and living room, which can be regulated separately by room. The ceiling heating-cooling panels are placed directly on the formwork under the lower reinforcement mesh, ensuring rapid heat transfer.

owel radiator rails equipped with electric heating elements are installed in the bathrooms as additional supplementary heating.

VENTILATION

INTERNAL SPACES

Internal bathrooms and toilets without openable windows are equipped with local exhaust systems (individual wall exhaust fans) operated by light switches combined with an overrun timer. The exhaust fans in wet rooms also feature humidity sensors, so they switch on automatically when necessary to ensure proper air exchange in the apartment. The built-in wall or suspended ceiling fans are equipped with integrated non-return valves.

In other rooms without openable windows—such as wardrobes or utility rooms—ceiling exhaust fans are also installed. These built-in wall or suspended ceiling fans also feature integrated non-return valves. In the toilets, in addition to the ceiling exhaust, air extraction is also provided through the toilet bowl.



KITCHEN RANGE HOOD

Preparation for a range hood is provided above the kitchen stoves, with the exhaust air discharged above the roof through a collective duct. The hoods must have an integrated fan. A non-return valve is installed in the kitchen exhaust duct at the point of connection to the main riser.

During kitchen installation, attention must be paid to the performance of the range hood depending on the distance from the connection point. Only range hoods equipped with a rubber-seated non-return valve may be installed! A maximum air volume of 200 m³/h can be extracted per kitchen hood.

To replace the exhausted air, a separate heat recovery ventilation unit is provided in each apartment. Extraction occurs in the bathrooms, toilets, wardrobes, and subordinate rooms, while air supply is located in the living rooms and bedrooms.

HEAT RECOVERY VENTILATION DESIGN

Modern ventilation systems efficiently create a healthy, pleasant indoor climate: air flowing into internal rooms is automatically warmed through heat recovery, saving on heating costs during cooler months.

A heat recovery ventilation system is installed in the Penthouse apartments.

In certain apartments, the ventilation unit type is Systemair SAVE VTR (or technically equivalent), featuring a top-connection design, filter, rotary heat exchanger, supply and exhaust fan sections, a central controller, and automatic regulation. The ventilation unit is located on the side wall in the utility room or a subordinate room.

In other apartments, the ventilation unit type is Helios KWL EC (or technically equivalent), featuring a side-connection design, filter, cross-flow heat exchanger, supply and exhaust fan sections, a central controller, and automatic regulation. This ventilation unit is located in the suspended ceiling.

Air distribution is conducted through plastic or galvanized steel air ducts installed within the slab. Fresh air intake and exhaust air discharge take place above the roof plane on the side wall of the roof structure. Sound attenuators are installed in both the supply and exhaust air branches.

ELECTRICITY

The main distribution board is located in the electrical room. Apartments, offices, communal spaces, storage units, the mechanical room, and fire safety equipment will all be equipped with individual consumption meters. To ensure energy efficiency, the heat pumps operate on a network equipped with a separate "H-tariff" (preferential heating tariff) meter.



Lighting in the staircases and floor corridors consists of modern, energy-saving LED fixtures activated by motion sensors.

Electrical outlets and connections are implemented based on the Customer Coordination plans adapted from the electrical designs.

LIGHTING, OUTLETS

APARTMENTS

In the apartments, center ceiling lights are installed in the prefabricated slabs according to the electrical plans, in quantities appropriate for the size of the room.

As supplementary lighting, at least 1 cabinet lighting outlet is provided in the living room and bedrooms, leading from the ceiling at the base of the partition wall; this can also function as decorative lighting.

In the hallways and bathrooms, suspended ceilings are installed, allowing for flexible positioning of light outlets. In the bathrooms, a wall arm outlet is installed above the washbasins in addition to the ceiling outlet. Wet rooms are equipped with an extractor fan operated by a time-delay switch, which is also fitted with a humidity sensor. Outlets for both washing machines and dryers are provided in the apartments.

In the kitchens, flexible "pigtail" (trailing) outlets are provided for the dishwasher, oven, microwave, and refrigerator to allow for versatile furnishing, plus 1 additional spare outlet. The electric stove may be connected directly by an electrician. For small kitchen appliances, a power outlet is provided which can be flexibly adapted by the residents after handover according to the individual kitchen layout; no fixed sockets are installed above the counters by default. Preparation for kitchen task lighting is provided.

A video intercom system is installed in the apartments, which, in addition to two-way communication, allows for the operation of the staircase electric door lock from within the apartment. One television connection point is provided per room.

Conduit preparation for an alarm system is provided in the apartments, which includes empty conduits for a door opening sensor at the entrance, the alarm control panel, and one motion sensor in the hallway. We recommend that any further security equipment for the apartment be installed using wireless technology.

In the hallways, an outlet is provided for the service provider's modem. The TV and internet outlets in the rooms and living room are wired from this point.

On the balconies, depending on the size, one or more indoor-switchable outdoor lights and at least one outdoor socket are installed. Unless specific height data is provided, the general height of sockets is 40 cm, and the axis height of switches is 120 cm from the floor level.

ENERGY RATING

According to the energy certificate, the building meets the requirements for nearly zero-energy buildings and is classified as A+ based on its overall energy characteristics.



BALCONIES

Taking into account the specific features of the apartment (balcony), electrical outlets and at least one frost-free outdoor tap are prepared for a jacuzzi, sauna, and outdoor kitchen, allowing these to be installed during construction or at a later date.

The exact technical content must be coordinated for each apartment individually; differences may occur between the layouts of certain apartments due to the size of the balcony.

Jacuzzis may only be placed in the pre-designated, dedicated areas on the balconies. If a jacuzzi is placed in a different area, it may result in damage to the terrace layering and structural damage. We cannot assume responsibility for any resulting leaks or other issues arising from such placement.

SMART HOME SYSTEM

A SmartPierre smart home system is implemented in the apartments, allowing for the regulation of the ceiling cooling/heating and underfloor heating through the Pierre Room Control display or via remote access using a mobile application, with room-by-room control.

The control of the multi-split air conditioners and the heat recovery ventilation system is not integrated into the Pierre system.

The system includes the data from the apartment's utility meters, allowing daily consumption to be monitored and the apartment's consumption history to be viewed for up to one year retroactively.

The displays feature intercom integration, which controls the opening of the shared staircase entrance doors during intercom calls, as well as magnetic card and/or code-based door opening, and remote access via mobile phone.

In the living room of each apartment, one Berlin 10" display is installed, while RIO 4" displays are placed in the bedrooms. Upon individual request, it is possible to replace these displays or choose larger models.

The apartments come equipped with motorized shutters, which can be controlled via the central Pierre Room Control display and the mobile application.

EXPANSION OPTIONS

According to the original design, one Berlin 10" display is placed in the living room of each apartment, and RIO 4" displays are installed in the bedrooms. Upon individual request, it is possible to replace the displays in the rooms or choose larger displays.

The design of the smart home system allows for the fulfillment of individual customer requirements, including – among others – lighting control, the configuration of custom RGB LED modules, the integration of a later-installed intrusion detection system (for certain systems), and the integration of smart devices alike.



INTRA-APARTMENT FIT-OUT

FINISHES

Entrance hall, living room-dining room-kitchen: No warm flooring is installed; Buyers have the opportunity to implement the floor finishes according to their individual taste after taking possession.

Rooms: In every apartment, carpet flooring is laid in at least 1 room, which can be replaced later by the Buyers with individual flooring of their choice as part of their own construction work.

Wet rooms: Temporary floor finishes are installed in bathrooms and toilet rooms, and temporary wall tiling is applied at a height of 1.2–1.5 m in the vicinity of the toilet and washbasin. Liquid waterproofing is not applied under the finishes; this must be completed during the final finishing of the bathrooms. The proper installation of waterproofing is the responsibility of the Buyer; we cannot handle any potential damage claims or problems arising from its absence within the scope of the warranty.

SANITARY WARE

1 toilet, 1 washbasin, and 1 washbasin faucet (water outlet) are installed in the apartment; no other sanitary ware or faucets are installed or handed over with the apartment. Further sanitary ware can be installed by the Buyer based on individual needs after taking possession.

MAINTENANCE

The owner is obliged to allow and tolerate the entry of the community's representative into their privately owned property at a suitable time, without unnecessary disturbance to the owner or resident, for the purpose of necessary inspections related to common property building parts and equipment, troubleshooting within the private property in the event of an extraordinary damage event or emergency, and performing maintenance works.

WARRANTY

In accordance with Government Decree 181/2003. (XI.5.) on the mandatory warranty for residential construction (hereinafter: Government Decree), for the building structures, the installation or integration of apartment and building equipment, and the rooms serving the apartments as defined in the Government Decree, the general contractor performing the construction and assembly work based on the construction contract, IDOM Házépítő Kft. (Cg.01-09-202048, 1037 Budapest, Bóbita utca 2. II. em., hereinafter: Contractor), is liable for a warranty period of three, five, or ten years from the date of completion of the technical handover-acceptance procedure, depending on the provisions in the annexes of the Government Decree.



Please note that any construction or modification work carried out in the apartment after taking possession within the Owner's scope of interest — especially the modification of finishes, sanitary ware, mechanical or electrical outlets — is not covered by the warranty and entails the automatic termination of the warranty for the affected building structures and built-in materials. The repair of damages related to the construction and modification works detailed above is the responsibility of the Owner.

This specifically covers the following structures and systems:

- water and sewage pipes, mechanical outlets and connections,
- floor structure, waterproofing, and finishes,
- partition walls and associated surfaces,
- built-in sanitary ware and their fittings,
- and the basic electrical installation, if affected by demolition or re-installation.

In the event of modification or disruption of any of these structures, the contractor assumes no responsibility for subsequent leaks, cracks, functional defects, or other damages. In the event of re-tiling the bathroom, the repair of waterproofing is also necessary in all cases. In case of any later problems, the contractor will specifically investigate whether the defect originates from the original construction or the subsequent modification.

iDOM Házépítő Kft. reserves the right to deviate from this Technical Description during implementation and to install or use other materials and products of identical quality instead of the built-in and used materials and products specified in the description.

In the construction of the Condominium, we exclusively use first-class materials and only accept first-class work from the contractor.

CONTACT DURING CONSTRUCTION

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This technical description is effective from 04.05.2026. We reserve the right to change the technical content.